

MINUTES
BOARD OF SUPERVISORS
COUNTY OF YORK

Adjourned Meeting
October 11, 2005

6:00 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:00 p.m., Tuesday, October 11, 2005, in the East Room, York Hall, by Chairman James S. Burgett.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zarembo, Sheila S. Noll, Kenneth L. Bowman, James S. Burgett, and Thomas G. Shepperd, Jr.

Also in attendance were James O. McReynolds, County Administrator; J. Mark Carter, Assistant County Administrator; and James E. Barnett, County Attorney.

WORK SESSION

COMPREHENSIVE PLAN

Mr. McReynolds indicated the Comprehensive Plan must be reviewed every five years. The Board has a copy of the draft the Planning Commission acted on and passed for the Board's review and consideration.

Mr. Tim Cross, Principal Planner, indicated the Comprehensive Plan is the long-range plan for the County, and he reviewed the membership of the Comprehensive Plan Steering Committee. He stated it took 15 months to get to this point of the process, and the Planning Commission voted September 14 to approve and certify the draft the Board members have received. He spoke of the citizen input, stating 215 people attended 15 open houses throughout the county. Questionnaires, paper and on-line, were submitted by 107 individuals. A telephone survey was done with a ± 4.9 percent accuracy. Letters, emails, and input at the Planning Commission public hearing were received as well. The following top 10 priority goals as identified by the citizens, mainly through the telephone survey, was the result:

- Preserve historic sites and structures
- Preserve open/green space
- Encourage new businesses in empty commercial properties
- Purchase land for open space
- Ensure that all new businesses have attractive landscaping
- Protect the natural environment
- Purchase & tear down vacant, run-down commercial structures
- Improve the appearance of properties along major roads
- Require businesses on major roads to meet architectural design standards
- Build new roads and widen existing ones to reduce traffic congestion

Mr. Cross also noted that the findings of the Steering Committee are:

- York County residents like trees

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- Preserving open space is a priority
- Commercial areas should be attractive
- Concerns about growth and traffic
- Housing affordability is recognized as a problem – but not much agreement on a solution
- General agreement between upper and lower County residents on major goals
- Residents like the County the way it is and don't want it to change much

He stated the bottom line is that the residents like the County the way it is and do not want too much change. He noted that the citizens indicated room for improvement as follows:

- Keep the population density low
- Keep the County green
- Eliminate vacant blighted structures
- Development should be attractive
- Improve traffic flow
- More walkways, bikeways, parks
- Improve neighborhood ingress/egress

Other issues discussed included:

- Mixed use development
- Housing affordability
- Aging of the population
- Airport runway expansion

Mr. Cross then highlighted some of the key provisions of the Comprehensive Plan, providing the following recommendations of the Steering Committee:

- Population Density—keep the 80,000 target build-out population
- Adopt an “Affordable Dwelling Unit Program”
 - Density bonuses in exchange for affordable units
 - Voluntary

At this point in the presentation, Mr. Cross reviewed where the County is and where it is headed in the next 20 years regarding the population build-out—over 6,000 new housing units are projected in the next 20 years, bringing in an additional 14,000 residents.

Other recommendations by the Steering Committee were reviewed as follows:

Community Appearance

- purchase land and/or easements

- open space preservation
- removal of vacant, blighted structures and preparation for adaptive re-use
- Establish a dedicated funding source for land purchase.
- Adopt and enforce a building maintenance code.
- Continue the Route 17 revitalization effort and extend it to other commercial corridors, including Merrimac Trail, Bypass Road, and Second Street.
- Work to preserve landscape medians along I-64.
- Continue landscaping/streetscaping projects.

Community Livability

- More walkways and bikeways
 - Review ordinance requirements
 - Leverage state/regional funds
- Greenways Plan
 - Linear parks and open space conservation areas for passive recreation, pedestrian and bike paths, and preservation of natural areas.

Mobility and Accessibility

- Continue to require interconnected street systems.
- Changes in land use designations to reduce allowable density in some areas in recognition of access limitations
- 2025 Roadway Plan map
 - High Priorities
 - Route 17
 - Interstate 64
 - Fort Eustis Boulevard
 - Victory Boulevard
 - Barlow Road/Fenton Mill Road connector
 - Mooretown Road extension
 - Waller Mill Road/Bypass Road connector
 - Improve Queens Creek Road
 - Grove interchange access road
 - Hornsbyville Road/Fort Eustis Boulevard connector
 - Whispering Pines/Yorkville Road connector

- Shirley Road/Seaford Road connector
- Independence Boulevard extension
- Oriana Road realignment
- Commonwealth Drive/Route 17 connector

Airport Expansion

- Proposed redesignation from low density residential to limited industrial
- Consider sound attenuation zoning
- Discourage incompatible uses near the airport

Seniors

- Support the development of housing for senior citizens in appropriate locations with convenient access to shopping, services, and, where it is available—transit.
- Work with local and regional transit agencies to develop transit services for the elderly.

Historic Preservation

- New Historic Resources element added
- Utilize VDHR databases and archives for determining HRM zoning applicability and compliance
- Seek DHR certification
- County-wide evaluation of identified archaeological sites

Mixed Use

- Support for mixed-use development concept
- Designation of various areas for mixed-use

Mixed Use Development

- “A mix of commercial and residential uses-and different types of residential uses-within a single, relatively compact development under a unified, coherent master plan. Proposed uses should have a high degree of physical and functional integration with one another, including extensive pedestrian and bicycle connectivity.”
- “Live/work/play” communities
 - Port Warwick (Newport News)
 - New Town (James City County)
- Housing → Livable communities
- Economic Development → Enable people to live and work in the County

- Transportation → Congestion relief
- Environment → Reduce air emissions
- Land Use → Efficient use of land
- Master-planned with Planning Commission and Board of Supervisors approval
- Mixed-Use overlay designation
 - Skimino
 - Lightfoot
 - Egger tract along I-64
 - Route 17/Route 105 intersection
 - McMurrin property (Denbigh Boulevard)
 - Grafton Drive
 - Grafton Shopping Center/Dare Professional Park
 - Keener-Cupp-Berrane property

Meeting Recessed: At 6:59 p.m. Chairman Burgett declared a short recess.

Meeting Reconvened: At 7:05 p.m. the meeting was reconvened in open session by order of the Chair.

At this time the Board and staff discussed the matrix provided by staff showing the changes and additions/deletions from the current Comprehensive Plan to the new draft.

After questioning staff concerning the matrix, the Board directed the following changes:

Delete Item No. 27 regarding the development of a pilot program to test the feasibility of allowing certain County employees to work from their homes.

Change the word “consider” in Item Nos. 40 and 44 to “support.”

Reinstate Item No. 75 encouraging creativity in the design of economic development projects.

Return the words “to the extent practical” to Item No. 80 dealing with required landscaping and preservation of trees.

Discussion on No. 96 on the types of residential development in mixed-use developments and the Board giving the development community a concept of mixed use. It was also noted that the Economic Development Authority was tasked with coming up with guidelines for mixed-use development.

Remove the name of the organizations outlined in No. 129 since any 501(c)(3) organization can provide this assistance.

Staff to provide suitable wording for Item No. 171 to require that all plats indicate if the property is in a noise zone so that people know it when they purchase the property.

Amend the wording of No. 175 to track the language contained in the State Code.

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Add the words “at appropriate locations in appropriate numbers” or wording to effect such in the requirement for street trees in all new residential development (No. 189).

Change the wording to “. . .consider developing an affordable dwelling unit program,” regarding Item No. 196 rather than “. . .develop an affordable dwelling unit program.”

Remove “LOS B” from Item No. 206.

Make wording in Item No. 357 consistent with earlier wording concerning “street trees.”

Look at buffer requirements on the Fort Eustis Boulevard extension—perhaps not feasible to have a 35-foot buffer as is required on the rest of Fort Eustis Boulevard.

Change the word “Establish” to “Evaluate” in Item No. 364.

Staff to work with the Building Official to develop guidelines regarding the enforcement of the Statewide Building Code pertaining to Item No. 366.

Meeting Recessed: At 8:39 p.m. Chairman Burgett declared a short recess.

Meeting Reconvened: At 8:47 p.m. the meeting was reconvened in open session by order of the Chair.

At this time the Board and staff reviewed the proposed land use map revisions, and the Board members indicated their concern about the possible downzoning of several properties. Mr. McReynolds reminded the Board that the Comprehensive Plan only redesignates property land use, and guidelines will be developed before the Board makes any changes to the Zoning Ordinance. The Board members agreed that letters should be sent out to property owners alerting them of the proposed land use designation changes in the draft Comprehensive Plan.

Mr. McReynolds then asked the Board to consider a date for another work session on the Comprehensive Plan.

By consensus the Board scheduled a work session on the draft Comprehensive Plan for 6:00 p.m., Tuesday, November 22, 2005, in the East Room, York Hall.

Mrs. Noll asked the Board members to prepare their questions and send to staff so they can prepare and save some time at the next work session.

Meeting Adjourned. At 9:22 p.m. Chairman Burgett declared the meeting adjourned sine die.

James O. McReynolds, Clerk
York County Board of Supervisors

James S. Burgett, Chairman
York County Board of Supervisors